

44A Bath Road

Buxton

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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44A Bath Road

Buxton
Derbyshire
SK17 6HJ

A recently converted and renovated first floor one bedroomed apartment
Finished to a high standard with high quality kitchen and bathroom
** Recently painted throughout**
Available NOW
Close to town and all amenities

PCM £825 PCM

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

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General Information

Communal Entrance Hallway
For Flat 44a and 44b only. Stairs leading to first floor with entrance leading to:

Private Entrance- Hallway/ Office Space
Central heating radiator. Power points. Doors off.

Open Plan Lounge/ Kitchen
Fitted with amodern range of grey gloss fronted base and eye level units with drawers and fitted square edged working surfaces. Matching splash back boarding. Incorporating a single stainless steel sink unit and drainer with mixer tap over. Integrated fridge freezer, washing machine and slimline dishwasher. Integrated four ring ceramic hob and oven with extractor hood over and glass effect splash back. Upvc double glazed sash window to front with further window. Two central heating radiators. Slate effect lino flooring. Cupboard housing the electricity fuse board and meter.

Bedroom
Upvc double glazed sash window to rear. Central heating radiator.

Inner Hallway
With wall mounted 'Alpha' gas combination boiler. Slate effect lino flooring.

Bathroom
Modern fitted three piece white suite to comprise: panelled bath with shower head mixer tap and fitted bi-fold shower screen. Vanity wash hand basin and dual flush wc. Mermaid boarding to the walls. Wall mounted heated towel rail. Obscure glazed Upvc sash window to side. Slate effect lino flooring.

EPC b
HPBC- BAND a
Viewings- By prior appointment through the Agents.
Application - Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Guarantor - In the event of a guarantor being required, an additional application form will be required to filled out
Proof Of Id - In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill.
References - References through HomeLet will be applied for by Bury and Hilton.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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